

## **MITIGATED NEGATIVE DECLARATION**

March 15, 2007

Project Name: Proctor Valley Road

Project Number(s): TPM 20768RPL, Log No. 03-18-008

**This Document is Considered Draft Until it is Adopted by the Appropriate  
County of San Diego Decision-Making Body.**

This Mitigated Negative Declaration is comprised of this form along with the Environmental Initial Study that includes the following:

- a. Initial Study Form
  - b. Environmental Analysis Form and attached extended studies for traffic safety (sight distance), water quality (stormwater), and fire safety.
1. California Environmental Quality Act Mitigated Negative Declaration Findings:

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment.
2. Required Mitigation Measures:

Refer to the attached Environmental Initial Study for the rationale for requiring the following measures:

A. TRANSPORTATION

1. The payment of the Transportation Impact Fee, which will be required at issuance of building permits, in combination with other components of this program, will mitigate potential cumulative traffic impacts to less than significant.

B. The following conditions shall be complied with before a Parcel Map is approved by the County of San Diego, Department of Public Works.

1. Prior to recordation, a registered civil engineer, registered traffic engineer, or licensed land surveyor shall provide a signed statement that: "Physically, there is a minimum of six-hundred feet (600') of unobstructed sight distance looking in both directions from the private entrances along Proctor Valley Road per the Design Standards of Section 6.1.E. of the County of San Diego Public Road Standards (approved June 30, 1999)." The vegetation, topography currently obstructing the sight distance shall be removed or cut back. If the lines of sight fall within the existing public road right-of-way, the engineer shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required." All of the foregoing shall be to the satisfaction of the Director of Public Works.
2. Offer to dedicate the right-of-way required to complete a thirty-five foot (35') wide, one-half right-of-way, plus the right to construct and maintain slopes and drainage improvements as required beyond the thirty-five foot (35') limit for that portion within the land division for Proctor Valley Road. The Parcel Map shall be prepared to show the offer being accepted.
3. Plans and specifications for the installation of a sewer system serving each parcel must be approved by the Spring Valley Sanitation District. The subdivider shall dedicate all necessary easements along with that portion of the sewer system which is to be public sewer.
4. A commitment to serve each parcel must be purchased from the Spring Valley Sanitation District. In addition to the capacity commitment fees, the developer shall pay all of the appropriate district fees at the issuance of the waste-water discharge permit.

C. Waiver And Exceptions

1. This subdivision is hereby approved pursuant to the provisions of the State Subdivision Map Act, the County of San Diego Subdivision Ordinance, the County of San Diego Public and Private Road Standards and all other required ordinances of San Diego County except for a waiver of County of San Diego Subdivision Ordinance, Section 81.703(a)(1), to dedicate and improve streets in accordance with San Diego County Standards. This waiver is granted because of the following reasons:

- a. There are no curbs, gutters, sidewalks, or road widening improvements in the immediate vicinity and widening the road to ultimate width would be inconsistent with the existing roads in the area.

(This refers to Proctor Valley Road.)

2. County Public Road Standards, Section 6.1, C.1. and Section 6.7, I.5.: Said standards require 200' of spacing between driveways and roads along a Non-Circulation Element county maintained road. A Request for an Exception to a Road Standard and/or Modification to Project Conditions was approved by DPW on April 21, 2006 to allow a reduction in the spacing.

D. Other Requirements

1. For the duration of this project-Comply with all applicable stormwater regulations at all times. The activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (Ordinance No. 9424 and Ordinance No. 9426) and all other applicable ordinances and standards. This includes requirements for materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas greater than one (1) acre require that the property owner keep additional and updated information on-site concerning stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.

March 15, 2007

3. Critical Project Design Elements That Must Become Conditions of Approval:

None

**ADOPTION STATEMENT:** This Mitigated Negative Declaration was adopted and above California Environmental Quality Act findings made by the:

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on \_\_\_\_\_

JOSEPH FARACE, AICP, Planning Manager  
Regulatory Planning Division

JF:FWB:jcr

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